



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU14-00121 CVS Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: January 8, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: South of Mesa and East of Robinson
Acreage: 1.969 acres
Rep District: 1
Existing Use: Commercial Development/Parking lot
Existing Zoning: G-MU (General Mixed Use District)
Proposed Zoning: G-MU (General Mixed Use District)
Nearest Park: Arroyo Park (.19 mi.)
Nearest School: Mesita Elementary School (.52 mi.)
Park Fees Required: \$935.00
Impact Fee Area: N/A
Property Owner: E.P. Marcus Investments L.P., E.P. Del Mesa Partners L.P.
Applicant: Linfield, Hunter, and Junius, Inc.
Representative: Linfield, Hunter, and Junius, Inc.

SURROUNDING ZONING AND LAND USE

North: C-1 / Commercial Development, C-2 / Commercial Development
South: R-4 / University, C-1c / Commercial Development
East: C-1sp / Commercial Development, C-2sc, sp / Commercial Development
West: R-4 / University, S-D (Special Development District) / Commercial Development

PLAN EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 1.969 acres, combining four lots into one lot for a commercial development and dedicate utility and access easements. Access to the subdivision is proposed from both Robinson and Boston. Boston Avenue has previously been vacated with special conditions placed on the lot. The Robinson Avenue alley bisecting this lot is also in the final stages of the vacation process. The applicant has submitted a request to waive ROW improvements on all abutting streets. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver for ROW improvements and **approval** of CVS Subdivision on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of request to waive ROW requirements in accordance with Section 19.10.050.A.1 and **approval** of CVS Subdivision on a Resubdivision Combination basis with the following condition:

Prior to recording of the final plat, the Robinson Avenue alley vacation must be finalized.

Staff recommends approval based on following sections of code, specifically:

Section 19.10.050.A.1. (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision)

1. *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
 - a. *Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood*

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

We have re-reviewed **CVS Subdivision**, a minor plat map and offer Applicant / Engineer the following “revised” comments:

Please note that this subdivision is composed of 3 lots zoned General Mixed Use (GMU) thus meeting the requirements for Horizontal & Vertical Mixed-Use developments however, per Master Zoning Map applicant is proposing only a Horizontal Non-residential use and does not include any residential units; also, this plat map **is** within the City's “**Traditional Neighborhood Infill Development Area**” which qualifies for a 50% park fees reduction therefore, the following shall apply:

Applicant shall be required to pay “Park fees” in the amount of **\$935.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.87 (rounded to two decimals) @ \$1,000.00 per acre = **\$1,870.00**
Less 50% Reduction in fees per Appendix 112 for infill developments = (-) **\$935.00**
Amount Due = \$935.00

Please allocate generated funds under Park Zone: **C-1**

Nearest Parks: **Bill Rogers Arroyo** & **Madeline**

El Paso Water Utilities

1. EPWU does not object to this request.
2. EPWU requires a complete set of plans for the 18-inch sanitary sewer main relocation via Robinson Avenue & North Oregon Street, prior to the construction for review and approval.
3. The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans for review and approval prior to any work along the utility easements to ascertain that the proposed improvements do not impact the existing water and sanitary sewer mains.
4. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the utility easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
5. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

Water:

6. There is an existing 6-inch diameter water main extending along the 16-ft utility easement (vacated Boston Street) that is available for service, the water main is located approximately 45-ft north from the southern property line.
7. There is an existing 1-inch diameter water line along the 16-ft utility easement between Oregon and Mesa Streets, south of Robinson Avenue. The water line is located approximately 124-ft west of Mesa Street. This water line dead-ends approximately 165-ft north from the southern property line. The 1-inch diameter water line shall be cut and plug by EPWU crew to avoid future leaks, all costs associated with the proposed cut & plug of the described main is the responsibility of the Owner/Developer.
8. There is an existing 4-inch diameter water main between Oregon and Mesa Streets, south of Robinson Avenue, the water main is located approximately 124-ft west of Mesa Street. This water main is required to remain active to provide service to several water meters located along the alley south of the southern property line.

Sanitary Sewer:

9. There is an existing 18-inch diameter sanitary sewer main extending along the alley to be vacated between Oregon and Mesa Streets, south of Robinson Avenue. The sewer main is located approximately 127-ft west of Mesa Street. Said main continues in a western direction approximately 296-ft south of Robinson Avenue. El Paso Water Utilities Rules and Regulations do not allow connections of sewer services to sanitary sewer mains 18-inch diameter and larger. This main is required to remain active.
10. Sanitary sewer service can be provided to the proposed development from a sewer main extension parallel to the existing 18-inch diameter sanitary sewer main.

General:

11. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

12. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

No comments received.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Revise easement to be a “70’ Utility and Access Easement”.
4. Revise dates to 2015.

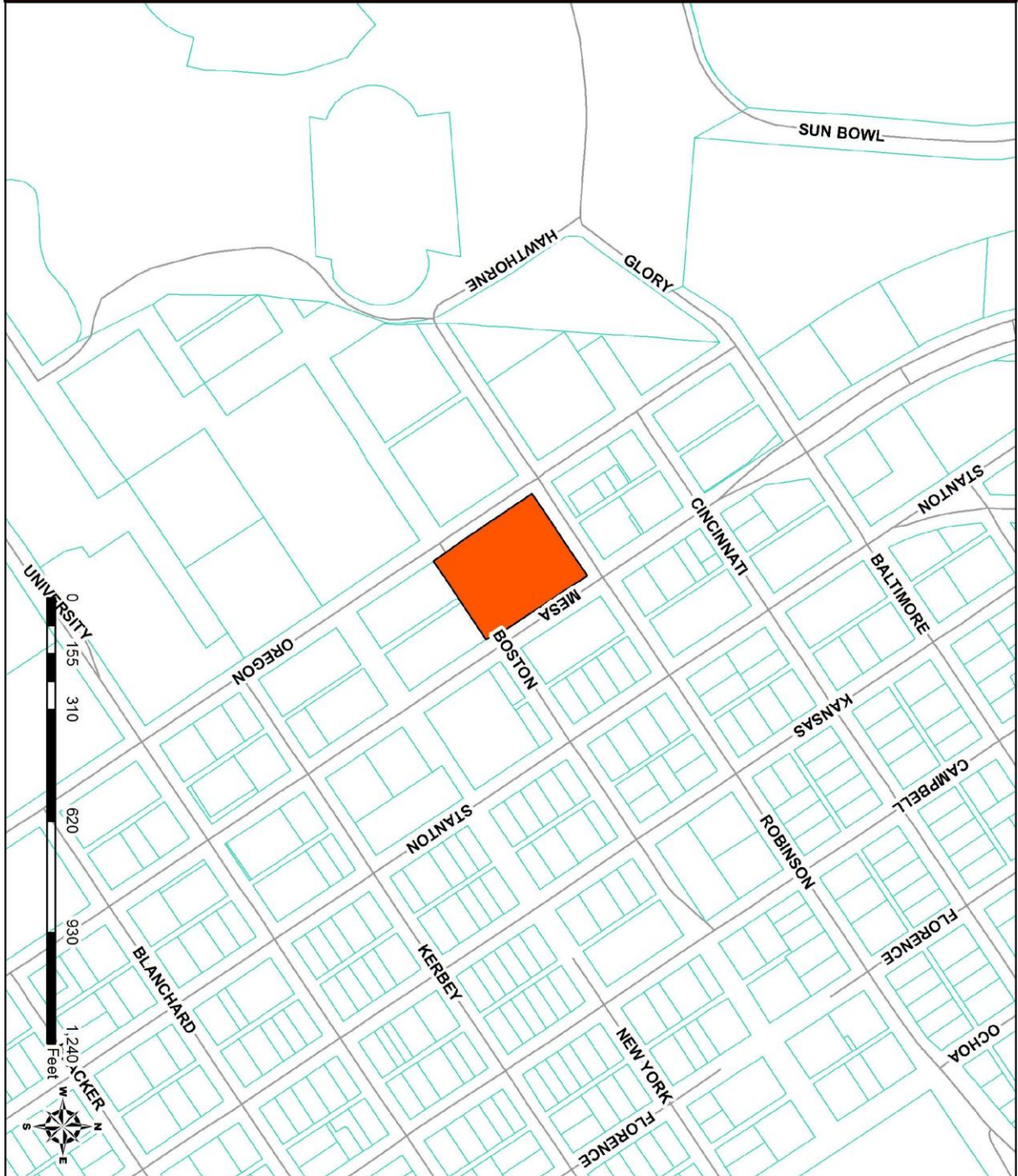
5. Revise dedication statement to reflect correct lot.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

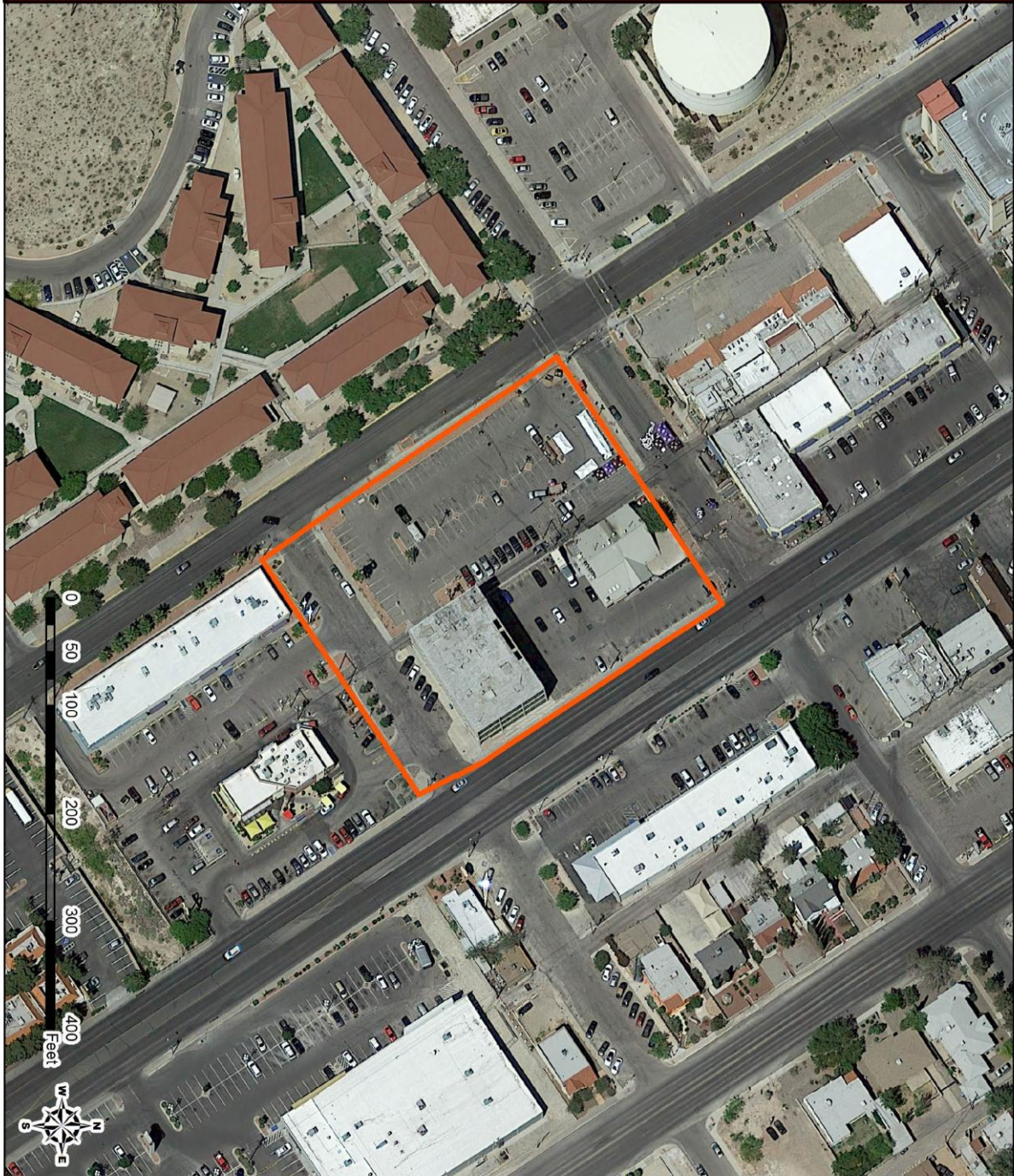
ATTACHMENT 1

CVS SUBDIVISION RESUBDIVISION COMBINATION



ATTACHMENT 2

CVS SUBDIVISION
RESUBDIVISION COMBINATION



ATTACHMENT 5



LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS
AND SURVEYORS

5959 Gateway Blvd. West
El Paso, TX, 79925
(915) 219-9890

Ralph W. Junius, Jr., P.E.
Frank C. Newell, P.E., P.L.S.
Anthony F. Goodgion, P.E.
Sergio J. Girau, P.E.
Nathan J. Junius, P.E., P.L.S.
Stephen R. Braquet, AIA, NCARB
Luis F. Sosa, P.E.
Charles T. Knight, P.E.
Robert E. Nockton, P.E.
Wesley R. Eustis, P.E.
Casey M. Genovese, P.E.

December 17, 2014

Jeff Howell
City of El Paso Planning Division
811 Texas
El Paso, TX 79901

RE: CVS Subdivision
SWC N. Mesa & Robinson.
El Paso, TX
Job # 11-29LL

Mr. Howell:

Robinson Ave. and Oregon St., adjacent to the proposed subject commercial development, are considered to be substandard per the City of El Paso Design Standards for Construction.

This is a request for the City Plan Commission to waive such requirements to provide rights-of-way and street improvements to the adjacent roads, Robinson Ave. and Oregon St.

This request applies to N. Mesa St., as well, which is TXDOT's right of way.

Per section 19.10.050(A) of the City of El Paso Municipal Code, the subject development meets the following: Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development.

Thank you for your consideration. Please feel free to contact me should you have any questions.

Sincerely,

Mario J. Perez, P.E.

ATTACHMENT 6

SUSU14-00121



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 12/15/14

FILE NO. SUSU14-00121

SUBDIVISION NAME: CVS SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING LOTS 1 THROUGH 20 AND THE 16 FOOT ALLEY, BLOCK 209, ALEXANDER ADDITION, AN
ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF FILED IN VOLUME 11, PAGE 63, EL PASO COUNTY PLAT RECORDS AND A PORTION OF
BOSTON STREET AS PER AMENDED ORDINANCE NO. 017972, ACCORDING TO INSTRUMENT NO
20130025014, EL PASO COUNTY REAL PROPERTY RECORDS.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>1.8742</u>	<u>1</u>	Total (Gross) Acreage	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? GMU Proposed zoning? GMU

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No N/A

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE

7. Are special public improvements proposed in connection with development? Yes X No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception N/A

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	E.P. DEL MESA PARTNERS, L.P.	79925	(915) 779-6500
		(Name & Address)	(Zip)	(Phone)
13.	Developer	FIRST HARTFORD REALTY CORP.	06045	(860) 646-6555
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	LINFIELD, HUNTER & JUNIUS, INC.	79925	(915) 519-9890
		(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

*By: Mesha Forresting,
Lic. its G.P.*

Manager

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085